

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, July 1, 2010 at 12:00 P.M.**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**Appeals**

- V-10-070** Appeal of **1075 Peachtree Street, LLC., Steve Brodie and Jessica Hill** of a decision of an administrative officer of the Bureau of Buildings for approval letters related to five alcoholic beverage licenses. The property is located **1021-1029 Peachtree Street, N.E.** fronting 423 feet on the east side of Peachtree Street and beginning at the southwest intersection of Peachtree Street and Eleventh Street. Zoned SPI-16/SA-1 (Residential) District. Land Lot 106 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Dewberry 10<sup>th</sup> Street, LLC.**  
**Council District 6, NPU-E**
- V-10-077** Appeal of **Ron Grunwald** of a decision of an administrative officer of the Bureau of Planning for the transfer for a special exception. The property is located **433 Bishop Street, N.W.,** fronting 226 feet on the north side of Bishop Street and beginning approximately 650 feet west of the northwest intersection of Bishop Street and Mecalvin Street. Zoned I-1 District (to be used for commercial purposes). Land Lot 148 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Daniel Levison**  
**Council District 8, NPU-E**

**New Cases**

- V-10-071** Application of **Thomas DiGiavanni and Rex Bray** for a variance to reduce the front yard setback from 40 feet to 7 feet at Columbia Court (pending lot subdivision). The applicant also seeks a special exception to reduce the off-street parking requirement from 100 spaces to 97 spaces for an existing multi-family residential building. The property is located at **1150 Astor Avenue, S.W.,** fronting 228 feet on the west side of Astor Avenue and beginning at the northwest intersection of Astor Avenue and Arrow Drive. Zoned RG-3-C (to be used for multi-family purposes). Land Lot 122 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Columbia at Sylvan Hills, L.P.**  
**Council District 12, NPU-X**
- V-10-072** Application of **Roderick Cloud** for a variance to reduce the north side yard setback from 7 feet to 1 foot to allow for an addition to a single family residence. Property is located at **539 Oakdale Road, N.E.,** fronting 48 feet on the east side of Oakdale Road and beginning approximately 131 feet north of the northeast intersection of Oakdale Road and Benning Place. Zoned R-4 (Residential) District. Land Lot 240 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Shelia Henn**  
**Council District 6, NPU-N**
- V-10-073** Application of **Jamestown Properties/Sharon Gay** for a special exception to waive the maximum parking limitation to allow for a mixed use development. The property is located at **675 Ponce de Leon Avenue, N.E.** fronting 862.17 feet on the south side of Ponce de Leon Avenue and beginning at the southeast intersection of Ponce de Leon

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Avenue and Glen Iris Drive. Zoned MRC-3-C (Residential) District. Land Lot 17 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: City of Atlanta**

**Council District 2, NPU-M (N,E,F)**

- V-10-074**      Application of **Christine Gobble** for a variance to reduce the north side yard setback from 7 feet to 4 feet 3 inches to enclose an existing screened porch. The property is located at **791 Monroe Drive, N.E.**, fronting 44.3 feet on the east side of Monroe Drive and beginning approximately 176.2 feet north of the northeast intersection of Monroe Drive and St. Charles Avenue. Zoned R-5 (Residential) District. Land Lot 48 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Christine Gobble**  
**Council District 6, NPU-E**
- V-10-075**      Application of **Dexter Noble** for a special exception to erect a 6 feet high chain link fence in the front yard setback. Property is located at **770 Jefferson Avenue, S.W.**, fronting 65 feet on the north side of Jefferson Avenue and beginning approximately 251 feet east of the northeast intersection of Jefferson Avenue and Springdale Road. Zoned R-4 (Residential) District. Land Lot 101 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Dexter Noble**  
**Council District 12, NPU-X**
- V-10-076**      Application of **CSA Marland Inc.** for a special exception to reduce the required on-site parking from 37 spaces to 24 spaces to allow for the conversion of a building into an office. Property is located at **1415 Howell Mill Road, N.W.**, fronting 100 feet on the northeast side of Howell Mill Road and beginning approximately 270 feet northwest of the northern intersection of Howell Mill Road and Trabert Avenue. Zoned I-2/BeltLine Overlay District (to be used for commercial purposes). Land Lot 151 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: CSA Marland Inc.**  
**Council District 8, NPU-D**
- V-10-078**      Application of **Masoud Karimzadeh** for a variance to reduce the front yard setback from 35 feet to 32.5 feet to enclose a porch and for an addition to an existing single family residence. Property is located at **30 Lakeview Avenue, N.E.**, fronting 50 feet on the west side of Lakeview Avenue and beginning approximately 303.5 feet north of the northwest intersection Lakeview Avenue and Hosea Williams Drive. Zoned R-4 (Residential) District. Land Lot 205 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Christopher Haddock**  
**Council District 5, NPU-O**
- V-10-079**      Application of **Todd Pullen** for a variance to reduce the side yard setback from 10 feet to 6 feet and reduce the rear yard setback from 20 feet to 16 feet for a one story garage and parking turn around. Property is located at **3124 East Pine Valley Road, N.W.**, fronting 80 feet on the north side of East Pine Valley Road and beginning approximately 296 feet west of the northwest intersection of East Pine Valley Road and Habersham Road.

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Zoned R-3 District (Residential). Land Lot 142 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Owen and Jacqueline Hardy**

**Council District 8, NPU-C**

- V-10-080** Application of **William Palmer** for a variance to reduce the west side yard setback from 15 feet to 10 feet and reduce the rear yard setback from 15 feet to 10 feet for a new daycare facility. Property is located at **2392 Donald Lee Hollowell Parkway, N.W.**, fronting 81 feet on the south side of Donald Hollowell Parkway and beginning approximately 163 feet east of the southeast intersection of Donald Lee Hollowell Parkway and Center Hill Avenue. Zoned MR-3 District (to be used for commercial purposes). Land Lot 177 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: William Palmer**  
**Council District 9, NPU-J**

- V-10-081** Application of **David Price** for a variance to reduce the front yard setback from 50 feet to 43 feet for a two story addition to a single family residence (pending lot approval). Property is located at **1087 Lee Circle, N.E.**, fronting 75 feet on the south side of Lee Circle and beginning approximately 210 feet west of the southwest intersection of Lee Circle and Towerview Drive. Zoned R-3 (Residential) District. Land Lot 8 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Marc Hamer**  
**Council District 7, NPU-B**

**Deferred Cases**

- V-10-033** Application of **Darius Zahedi** for a variance to reduce the west side yard setback from 7 feet (required) to 4 feet to allow for a room addition to an existing single family house. Property is located at **187 Farrington Avenue, S.E.**, fronting 40 feet on the south side of Farrington Avenue and beginning approximately 425 feet east of the southeast intersection of Farrington Avenue and Martin Street. Zoned R-5-C (Residential) District. Land Lot 55 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Darius Zahedi**  
**Council District 1, NPU-V**

- V-10-057** Application of **John French** for a variance to exceed the maximum floor level limitation from 779.59 to 786.74 for the construction of a new single family residence. Property is located at **1398 Hanover West Drive, N.W.**, fronting 150 feet on the east side of Hanover West Drive and beginning approximately 313 feet north of the intersection of Hanover West Drive and Hanover West Court. Zoned R-3 (Residential) District. Land Lot 195 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: William and Harden Powell**  
**Council District 9, NPU-C**

- V-10-086** Application of **Michael Brooks** for a variance to exceed the maximum floor level limitation from 789 to 795 for the construction of a new single family residence. Property is located at **2420 Oldfield Road, N.W.**, fronting 123 feet on the west side of

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Oldfield Road and beginning approximately 160.7 feet north of the northwest intersection of Oldfield Road and Woodward Way. Zoned R-3A (Residential) District. Land Lot 155 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Michael Brooks**  
**Council District 8, NPU-C**